

CITY OF WAUKEE, IOWA
HSB 328 & SSB 1227
Estimated ACGFL Tax Rates & Revenues

ADJUSTED CITY GENERAL FUND LEVY RATES & REVENUES					
Fiscal Year	ACGFL Rate	Revenues from Existing Valuation	Revenues from New Construction	Total Revenues	Revenue Growth %
2025-26	\$7.88952	\$15,892,453	\$0	\$15,892,453	
2026-27	\$4.07983	\$16,210,302	\$1,392,353	\$17,602,655	10.8%
2027-28	\$4.23461	\$17,954,709	\$1,445,176	\$19,399,885	10.2%
2028-29	\$4.21199	\$19,787,896	\$1,437,456	\$21,225,352	9.4%
2029-30	\$4.36034	\$21,649,836	\$1,488,085	\$23,137,921	9.0%
2030-31	\$4.33361	\$23,600,676	\$1,478,962	\$25,079,638	8.4%
2031-32	\$4.47761	\$25,581,220	\$1,528,106	\$27,109,326	8.1%
2032-33	\$4.44780	\$27,651,535	\$1,517,933	\$29,169,468	7.6%
2033-34	\$4.58860	\$29,752,855	\$1,565,985	\$31,318,839	7.4%
2034-35	\$4.55614	\$31,945,240	\$1,554,907	\$33,500,147	7.0%
2035-36	\$4.69457	\$34,170,131	\$1,602,150	\$35,772,281	6.8%

TOTAL ASSESSED AND TAXABLE VALUATIONS				
Fiscal Year	Total Assessed Valuation (Including Ag)	Non-TIF Taxable Valuation (Excluding Ag)	TIF Taxable Valuation (Excluding Ag)	Total Taxable Valuation (Excluding Ag)
2025-26	\$4,905,358,271	\$2,014,374,039	\$662,998,482	\$2,677,372,521
2026-27	\$5,587,876,028	\$4,314,551,350	\$1,253,037,540	\$5,567,588,889
2027-28	\$6,109,832,707	\$4,581,268,408	\$1,508,277,160	\$6,089,545,568
2028-29	\$6,885,725,070	\$5,039,269,274	\$1,826,168,657	\$6,865,437,931
2029-30	\$7,408,144,148	\$5,306,448,732	\$2,081,408,277	\$7,387,857,009
2030-31	\$8,235,482,721	\$5,787,239,253	\$2,427,956,330	\$8,215,195,582
2031-32	\$8,757,901,800	\$6,054,418,711	\$2,683,195,950	\$8,737,614,661
2032-33	\$9,638,299,403	\$6,558,178,878	\$3,059,833,386	\$9,618,012,264
2033-34	\$10,160,718,482	\$6,825,358,337	\$3,315,073,006	\$10,140,431,343
2034-35	\$11,096,338,942	\$7,352,747,508	\$3,723,304,295	\$11,076,051,803
2035-36	\$11,618,758,021	\$7,619,926,966	\$3,978,543,915	\$11,598,470,882

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	70.78%	-0.30%	70.48%	21.47%	7.84%	0.17%
2026-27	84.21%	-7.30%	76.90%	15.17%	7.04%	0.08%
2027-28	82.46%	-7.97%	74.50%	15.63%	9.00%	0.07%
2028-29	80.93%	-8.17%	72.76%	16.12%	10.33%	0.07%
2029-30	79.72%	-8.63%	71.09%	16.43%	11.71%	0.06%
2030-31	78.62%	-8.67%	69.95%	16.82%	12.53%	0.05%
2031-32	77.73%	-9.02%	68.71%	17.04%	13.57%	0.05%
2032-33	76.91%	-8.96%	67.95%	17.37%	14.07%	0.05%
2033-34	76.23%	-9.25%	66.99%	17.53%	14.88%	0.04%
2034-35	75.60%	-9.13%	66.47%	17.82%	15.17%	0.04%
2035-36	75.07%	-9.37%	65.70%	17.94%	15.83%	0.04%

NOTE: Total Taxable Valuation will be lower than the Total Assessed valuation because:
1) Ag Land and Ag Building values are excluded, and
2) the Gas and Electric Utility rollback is not affected by the proposed legislation and is less than 100%.

CITY OF WAUKEE, IOWA

Estimated ACGFL Tax Rates & Revenues

Under Proposed HSB 328/SSB 1227

ACGFL RATES & REVENUES - Proposed HSB 328/SSB 1227			
Taxable Non-TIF			
Fiscal Year	Valuation	ACGFL Rate	Total Revenues
2025-26	\$2,014,374,039	\$7.88952	\$15,892,453
2026-27	\$4,314,551,350	\$4.07983	\$17,602,655
2027-28	\$4,581,268,408	\$4.23461	\$19,399,885
2028-29	\$5,039,269,274	\$4.21199	\$21,225,352
2029-30	\$5,306,448,732	\$4.36034	\$23,137,921
2030-31	\$5,787,239,253	\$4.33361	\$25,079,638
2031-32	\$6,054,418,711	\$4.47761	\$27,109,326
2032-33	\$6,558,178,878	\$4.44780	\$29,169,468
2033-34	\$6,825,358,337	\$4.58860	\$31,318,839
2034-35	\$7,352,747,508	\$4.55614	\$33,500,147
2035-36	\$7,619,926,966	\$4.69457	\$35,772,281

CITY OF WAUKEE, IOWA

Estimated ACGFL Tax Rates & Revenues

Under Current HF 718/SF 2442

ACGFL RATES & REVENUES - Existing HF 718/SF 2442			
Taxable Non-TIF			
Fiscal Year	Valuation	ACGFL Rate	Total Revenues
2025-26	\$2,014,374,039	\$7.88952	\$15,892,453
2026-27	\$2,124,668,363	\$7.73483	\$16,433,944
2027-28	\$2,039,698,919	\$7.73483	\$15,776,720
2028-29	\$2,215,192,330	\$7.73483	\$17,134,131
2029-30	\$2,395,964,871	\$7.73483	\$18,532,375
2030-31	\$2,571,288,901	\$7.73483	\$19,888,477
2031-32	\$2,763,110,178	\$7.73483	\$21,372,181
2032-33	\$2,938,207,474	\$7.73483	\$22,726,529
2033-34	\$3,141,671,762	\$7.73483	\$24,300,290
2034-35	\$3,316,491,309	\$7.73483	\$25,652,489
2035-36	\$3,532,202,759	\$7.73483	\$27,320,980

IMPACT OF PROPOSED HSB 328/SSB 1227 vs. CURRENT HF 718/SF 2442			
Taxable Non-TIF			
Fiscal Year	Valuation	ACGFL Rate	Total Revenues
2025-26	\$0	\$0.00000	\$0
2026-27	\$2,189,882,986	(\$3.65500)	\$1,168,711
2027-28	\$2,541,569,490	(\$3.50022)	\$3,623,165
2028-29	\$2,824,076,944	(\$3.52284)	\$4,091,221
2029-30	\$2,910,483,861	(\$3.37449)	\$4,605,545
2030-31	\$3,215,950,352	(\$3.40122)	\$5,191,161
2031-32	\$3,291,308,533	(\$3.25722)	\$5,737,145
2032-33	\$3,619,971,403	(\$3.28703)	\$6,442,939
2033-34	\$3,683,686,574	(\$3.14623)	\$7,018,549
2034-35	\$4,036,256,199	(\$3.17869)	\$7,847,658
2035-36	\$4,087,724,207	(\$3.04026)	\$8,451,301

CITY OF WAUKEE, IOWA
Estimated Tax Bill - **ACFGL Portion ONLY**
Change between FY 2026 and FY 2031

Commerical Valuation		Commercial Tax Bill		Industrial Valuation		Industrial Tax Bill		Residential Valuation		Residential Homestead - Non Senio		Residential Homestead - Senior		Residential Non-Homestead	
FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031
\$50,000	\$61,740	\$187	\$268	\$50,000	\$51,515	\$187	\$223	\$50,000	\$58,947	\$169	\$39	\$145	\$39	\$187	\$255
\$100,000	\$123,480	\$374	\$535	\$100,000	\$103,030	\$374	\$446	\$100,000	\$117,894	\$356	\$294	\$332	\$294	\$374	\$511
\$150,000	\$185,220	\$561	\$803	\$150,000	\$154,545	\$561	\$670	\$150,000	\$176,842	\$543	\$550	\$519	\$550	\$561	\$766
\$200,000	\$246,960	\$916	\$1,070	\$200,000	\$206,060	\$916	\$893	\$200,000	\$235,789	\$730	\$805	\$706	\$805	\$748	\$1,022
\$250,000	\$308,700	\$1,271	\$1,338	\$250,000	\$257,575	\$1,271	\$1,116	\$250,000	\$294,736	\$917	\$1,061	\$893	\$1,061	\$936	\$1,277
\$300,000	\$370,440	\$1,626	\$1,605	\$300,000	\$309,090	\$1,626	\$1,339	\$300,000	\$353,683	\$1,104	\$1,316	\$1,080	\$1,316	\$1,123	\$1,533
\$400,000	\$493,920	\$2,336	\$2,140	\$400,000	\$412,120	\$2,336	\$1,786	\$400,000	\$471,578	\$1,479	\$1,827	\$1,454	\$1,827	\$1,497	\$2,044
\$500,000	\$617,400	\$3,047	\$2,676	\$500,000	\$515,151	\$3,047	\$2,232	\$500,000	\$589,472	\$1,853	\$2,338	\$1,829	\$2,338	\$1,871	\$2,555
\$600,000	\$740,880	\$3,757	\$3,211	\$600,000	\$618,181	\$3,757	\$2,679	\$600,000	\$707,366	\$2,227	\$2,849	\$2,203	\$2,849	\$2,245	\$3,065
\$700,000	\$864,360	\$4,467	\$3,746	\$700,000	\$721,211	\$4,467	\$3,125	\$700,000	\$825,261	\$2,601	\$3,360	\$2,577	\$3,360	\$2,619	\$3,576
\$800,000	\$987,840	\$5,177	\$4,281	\$800,000	\$824,241	\$5,177	\$3,572	\$800,000	\$943,155	\$2,976	\$3,871	\$2,951	\$3,871	\$2,994	\$4,087
\$900,000	\$1,111,320	\$5,887	\$4,816	\$900,000	\$927,271	\$5,887	\$4,018	\$900,000	\$1,061,050	\$3,350	\$4,381	\$3,325	\$4,381	\$3,368	\$4,598
\$1,000,000	\$1,234,800	\$6,597	\$5,351	\$1,000,000	\$1,030,301	\$6,597	\$4,465	\$1,000,000	\$1,178,944	\$3,724	\$4,892	\$3,700	\$4,892	\$3,742	\$5,109
\$2,000,000	\$2,469,600	\$13,697	\$10,702	\$2,000,000	\$2,060,602	\$13,697	\$8,930	\$2,000,000	\$2,357,888	\$7,466	\$10,001	\$7,442	\$10,001	\$7,484	\$10,218
\$3,000,000	\$3,704,400	\$20,798	\$16,053	\$3,000,000	\$3,090,903	\$20,798	\$13,395	\$3,000,000	\$3,536,832	\$11,208	\$15,111	\$11,184	\$15,111	\$11,226	\$15,327
\$4,000,000	\$4,939,200	\$27,899	\$21,405	\$4,000,000	\$4,121,204	\$27,899	\$17,860	\$4,000,000	\$4,715,776	\$14,950	\$20,220	\$14,926	\$20,220	\$14,969	\$20,436
\$5,000,000	\$6,174,000	\$34,999	\$26,756	\$5,000,000	\$5,151,505	\$34,999	\$22,325	\$5,000,000	\$5,894,720	\$18,692	\$25,329	\$18,668	\$25,329	\$18,711	\$25,545
\$6,000,000	\$7,408,800	\$42,100	\$32,107	\$6,000,000	\$6,181,806	\$42,100	\$26,790	\$6,000,000	\$7,073,664	\$22,435	\$30,438	\$22,410	\$30,438	\$22,453	\$30,655
\$7,000,000	\$8,643,600	\$49,200	\$37,458	\$7,000,000	\$7,212,107	\$49,200	\$31,254	\$7,000,000	\$8,252,608	\$26,177	\$35,547	\$26,152	\$35,547	\$26,195	\$35,764
\$8,000,000	\$9,878,400	\$56,301	\$42,809	\$8,000,000	\$8,242,408	\$56,301	\$35,719	\$8,000,000	\$9,431,552	\$29,919	\$40,656	\$29,895	\$40,656	\$29,937	\$40,873
\$9,000,000	\$11,113,200	\$63,401	\$48,160	\$9,000,000	\$9,272,709	\$63,401	\$40,184	\$9,000,000	\$10,610,496	\$33,661	\$45,765	\$33,637	\$45,765	\$33,679	\$45,982
\$10,000,000	\$12,348,000	\$70,502	\$53,511	\$10,000,000	\$10,303,010	\$70,502	\$44,649	\$10,000,000	\$11,789,440	\$37,403	\$50,874	\$37,379	\$50,874	\$37,421	\$51,091
\$15,000,000	\$18,522,000	\$106,005	\$80,267	\$15,000,000	\$15,454,515	\$106,005	\$66,974	\$15,000,000	\$17,684,160	\$56,114	\$76,420	\$56,089	\$76,420	\$56,132	\$76,636
\$20,000,000	\$24,696,000	\$141,508	\$107,023	\$20,000,000	\$20,606,020	\$141,508	\$89,298	\$20,000,000	\$23,578,880	\$74,824	\$101,965	\$74,800	\$101,965	\$74,843	\$102,182
\$25,000,000	\$30,870,000	\$177,011	\$133,779	\$25,000,000	\$25,757,525	\$177,011	\$111,623	\$25,000,000	\$29,473,600	\$93,535	\$127,510	\$93,511	\$127,510	\$93,553	\$127,727
\$30,000,000	\$37,044,000	\$212,513	\$160,534	\$30,000,000	\$30,909,030	\$212,513	\$133,948	\$30,000,000	\$35,368,320	\$112,246	\$153,056	\$112,221	\$153,056	\$112,264	\$153,273
\$35,000,000	\$43,218,000	\$248,016	\$187,290	\$35,000,000	\$36,060,535	\$248,016	\$156,272	\$35,000,000	\$41,263,040	\$130,956	\$178,601	\$130,932	\$178,601	\$130,974	\$178,818
\$40,000,000	\$49,392,000	\$283,519	\$214,046	\$40,000,000	\$41,212,040	\$283,519	\$178,597	\$40,000,000	\$47,157,760	\$149,667	\$204,147	\$149,643	\$204,147	\$149,685	\$204,363
\$45,000,000	\$55,566,000	\$319,022	\$240,801	\$45,000,000	\$46,363,545	\$319,022	\$200,922	\$45,000,000	\$53,052,480	\$168,378	\$229,692	\$168,353	\$229,692	\$168,396	\$229,909
\$50,000,000	\$61,740,000	\$354,525	\$267,557	\$50,000,000	\$51,515,050	\$354,525	\$223,246	\$50,000,000	\$58,947,200	\$187,088	\$255,237	\$187,064	\$255,237	\$187,106	\$255,454

CITY OF WAUKEE, IOWA
Estimated Tax Bill - **ACFGL Portion ONLY**
Change between FY 2026 and FY 2031

	Commercial		Industrial		Residential Homestead - Non Senior		Residential Homestead - Senior		Residential Non-Homestead	
FY 2026 Valuation	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %
\$50,000	\$80	43.00%	\$36	19.32%	(\$130)	(77.05%)	(\$106)	(73.19%)	\$68	36.53%
\$100,000	\$161	43.00%	\$72	19.32%	(\$62)	(17.37%)	(\$38)	(11.31%)	\$137	36.53%
\$150,000	\$241	43.00%	\$108	19.32%	\$7	1.20%	\$31	5.94%	\$205	36.53%
\$200,000	\$154	16.79%	(\$23)	(2.55%)	\$75	10.25%	\$99	14.05%	\$273	36.53%
\$250,000	\$66	5.22%	(\$155)	(12.20%)	\$143	15.61%	\$168	18.76%	\$342	36.53%
\$300,000	(\$21)	(1.30%)	(\$287)	(17.64%)	\$212	19.15%	\$236	21.84%	\$410	36.53%
\$400,000	(\$196)	(8.39%)	(\$550)	(23.56%)	\$348	23.55%	\$373	25.62%	\$547	36.53%
\$500,000	(\$371)	(12.18%)	(\$814)	(26.72%)	\$485	26.17%	\$509	27.85%	\$683	36.53%
\$600,000	(\$546)	(14.53%)	(\$1,078)	(28.69%)	\$622	27.91%	\$646	29.32%	\$820	36.53%
\$700,000	(\$721)	(16.14%)	(\$1,341)	(30.03%)	\$758	29.15%	\$783	30.37%	\$957	36.53%
\$800,000	(\$896)	(17.30%)	(\$1,605)	(31.00%)	\$895	30.08%	\$919	31.15%	\$1,094	36.53%
\$900,000	(\$1,071)	(18.19%)	(\$1,868)	(31.74%)	\$1,032	30.80%	\$1,056	31.76%	\$1,230	36.53%
\$1,000,000	(\$1,246)	(18.88%)	(\$2,132)	(32.32%)	\$1,168	31.38%	\$1,193	32.24%	\$1,367	36.53%
\$2,000,000	(\$2,995)	(21.87%)	(\$4,768)	(34.81%)	\$2,535	33.96%	\$2,560	34.40%	\$2,734	36.53%
\$3,000,000	(\$4,745)	(22.81%)	(\$7,403)	(35.60%)	\$3,902	34.82%	\$3,927	35.11%	\$4,101	36.53%
\$4,000,000	(\$6,494)	(23.28%)	(\$10,039)	(35.98%)	\$5,269	35.25%	\$5,294	35.47%	\$5,468	36.53%
\$5,000,000	(\$8,243)	(23.55%)	(\$12,674)	(36.21%)	\$6,636	35.50%	\$6,661	35.68%	\$6,835	36.53%
\$6,000,000	(\$9,993)	(23.74%)	(\$15,310)	(36.37%)	\$8,003	35.67%	\$8,028	35.82%	\$8,202	36.53%
\$7,000,000	(\$11,742)	(23.87%)	(\$17,946)	(36.47%)	\$9,370	35.80%	\$9,394	35.92%	\$9,569	36.53%
\$8,000,000	(\$13,492)	(23.96%)	(\$20,581)	(36.56%)	\$10,737	35.89%	\$10,761	36.00%	\$10,936	36.53%
\$9,000,000	(\$15,241)	(24.04%)	(\$23,217)	(36.62%)	\$12,104	35.96%	\$12,128	36.06%	\$12,303	36.53%
\$10,000,000	(\$16,991)	(24.10%)	(\$25,853)	(36.67%)	\$13,471	36.02%	\$13,495	36.10%	\$13,670	36.53%
\$15,000,000	(\$25,738)	(24.28%)	(\$39,031)	(36.82%)	\$20,306	36.19%	\$20,330	36.25%	\$20,504	36.53%
\$20,000,000	(\$34,485)	(24.37%)	(\$52,209)	(36.89%)	\$27,141	36.27%	\$27,165	36.32%	\$27,339	36.53%
\$25,000,000	(\$43,232)	(24.42%)	(\$65,387)	(36.94%)	\$33,975	36.32%	\$34,000	36.36%	\$34,174	36.53%
\$30,000,000	(\$51,979)	(24.46%)	(\$78,566)	(36.97%)	\$40,810	36.36%	\$40,834	36.39%	\$41,009	36.53%
\$35,000,000	(\$60,726)	(24.48%)	(\$91,744)	(36.99%)	\$47,645	36.38%	\$47,669	36.41%	\$47,843	36.53%
\$40,000,000	(\$69,473)	(24.50%)	(\$104,922)	(37.01%)	\$54,480	36.40%	\$54,504	36.42%	\$54,678	36.53%
\$45,000,000	(\$78,221)	(24.52%)	(\$118,100)	(37.02%)	\$61,314	36.41%	\$61,339	36.43%	\$61,513	36.53%
\$50,000,000	(\$86,968)	(24.53%)	(\$131,279)	(37.03%)	\$68,149	36.43%	\$68,174	36.44%	\$68,348	36.53%